

141.0

0007

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

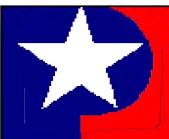
Total Card / Total Parcel

USE VALUE:

1,284,900 / 1,284,900

ASSESSED:

1,284,900 / 1,284,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SZTURMA SHAWN & LISA
Owner 2:	
Owner 3:	

Street 1:	81 WALNUT STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02476
Type:	

PREVIOUS OWNER
Owner 1: O'BRIEN WEBSTER JAMES & -
Owner 2: O'BRIEN JENNIFER WILSON BERMANT -
Street 1: 81 WALNUT STREET
Twn/City: ARLINGTON

St/Prov:	MA
Cntry:	
Postal:	02476

NOTES
This parcel contains .25 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Clapboard Exterior and 3275 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS
Item
Code
Description
%
Item
Code
Description

Z	R1	SINGLE FA	100
o		water	
n		Sewer	
		Electri	
Census:		Exempt	
Flood Haz:			
D		Topo	2
s		Above Stree	
t		Street	
		Gas:	

LAND SECTION (First 7 lines only)
Use Code
Description
LUC Fact
No of Units
Depth / PriceUnits
Unit Type

Land Type
LT Factor
Base Value
Unit Price
Adj
Neigh
Neigh Influ

Neigh Mod
Infl 1
%
Infl 2
%
Infl 3
%

Appraised Value
Alt Class
%
Spec Land
J Code
Fact
Use Value
Notes

Total AC/HA: 0.24989
Total SF/SM: 10885
Parcel LUC: 101
One Family
Prime NB Desc: ARLINGTON

Prime NB Desc: ARLINGTON
Total: 522,583
Spl Credit
Total: 522,600
apro

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10885.000	761,700	600	522,600	1,284,900		91117
							GIS Ref
							GIS Ref
							Insp Date
							03/09/18

PREVIOUS ASSESSMENT		Parcel ID		141.0-0007-0009.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	101	FV	761,700	600	10,885.
2021	101	FV	738,100	600	10,885.
2020	101	FV	736,900	600	10,885.
2019	101	FV	602,400	600	10,885.
2018	101	FV	531,700	600	10,885.
2017	101	FV	531,700	600	10,885.
2016	101	FV	531,700	600	10,885.
2015	101	FV	495,900	600	10,885.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
O'BRIEN WEBSTER	69437-427		6/15/2017		1,232,000
O'BRIEN WEBSTER	57282-576	Convenience	8/11/2011		99
O'BRIEN WEBSTER	57282-556	Convenience	8/11/2011		99
O'BRIEN WEBSTER	54380-82	Convenience	3/8/2010		1
SWEENEY SAMUEL E	42860-137		5/21/2004		751,000
SWEENEY SAMUEL--	21954-275		4/17/1992		No
					No
					A

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Result	By
3/2/2018	217	SQ Returned	EMK Ellen K
8/6/2004	703	Manual	HS Hanne S
1/28/2004	54	Redo Kit	345 PATRIOT
8/13/2003	675	Add Bath	BR B Rossignol
7/17/2003	580	Redo Bat	BR B Rossignol
			MM Mary M
			BR B Rossignol
			243 PATRIOT
			MS
			Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	PINK	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good	BRN HAS 1/2 BATH AND PHOTO STUDIO.
A Bath:		Rating:	
3/4 Bath:	1	Rating: Very Good	
A 3QBth:	1	Rating: Good	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11	BRs: 6
	Baths: 1	HB: 1

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	1880
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	11	6	M
Additions:				
Kitchen:	2004			
Baths:	2003			
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	11	6	

RES BREAKDOWN**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	S - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	2 - Softwood
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CALC SUMMARY

Basic \$ / SQ:	130.00	
Size Adj.:	0.97061062	
Const Adj.:	1.34719205	
Adj \$ / SQ:	169.988	
Other Features:	145000	
Grade Factor:	1.21	
NBHD Inf:	1.00000000	
NBHD Mod:		
LUC Factor:	1.00	
Adj Total:	935726	
Depreciation:	174045	
Depreciated Total:	761681	
WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 205.69
Special Features:	0	Val/Su Net: 162.24
Final Total:	761700	Val/Su SzAd 232.58

COMPARABLE SALES

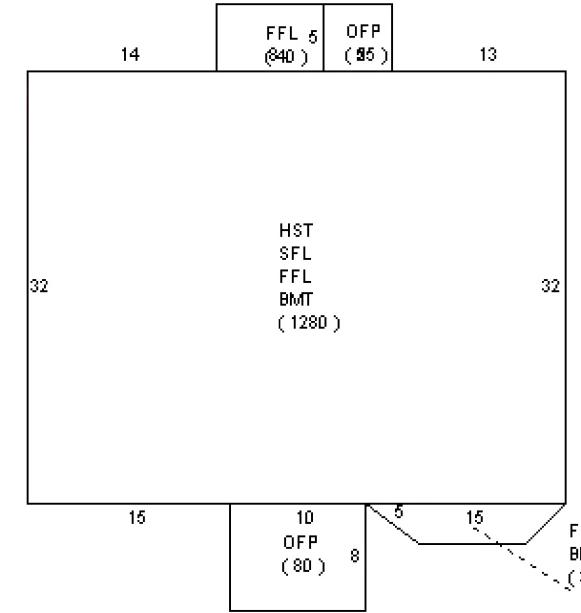
Rate	Parcel ID	Typ	Date	Sale Price

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	200	G	AV	1960	5.16	T	40.8	101			600		600
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101					

COMMENTS**SKETCH****PARCEL ID**

141.0-0007-0009.0

**AssessPro Patriot Properties, Inc**